

Policy Resolution Number P-17-02

Subject: Beach Boardwalk Construction and Maintenance

WHEREAS, ARTICLE VII, SECTION 6, of the Declaration of Covenants and Restrictions of the Kiawah Island Community Association, Inc. (the “covenants”) authorizes all actions of the association if approved by the Board of Directors of the Association (the “board”) in a manner provided for in the By-laws; and

WHEREAS, ARTICLE IV, Section 1, SUB-SECTION C of the By-Laws of the Kiawah Island Community Association, Inc. empowers the board to exercise for the Corporation all powers, duties and authorities vested in or delegated to the Corporation; and

WHEREAS, Hurricane Matthew made landfall near Kiawah Island in October of 2016 and caused significant damage to most of KICA’s 25 beach Boardwalks, 22 of which had been renovated or replaced in the past five years at a cost of approximately \$1 Million; and

WHEREAS, reconstruction of the boardwalks to their pre-storm condition has been rendered impossible and/or impractical in many locations due to changes in beach and dune topography; and

WHEREAS, Kiawah’s beach is a dynamic and constantly changing environment, with a history of significant accretion during certain months and moderate erosion during winter months; and

WHEREAS, Kiawah’s active management of its beach and dunes by the association, the Town, the developer, and others is believed to have provided a natural buffer to Hurricane Matthew; and

WHEREAS, The Town of Kiawah hires Coastal Science and Engineering to provide routine evaluations of the health of the beach, make recommendations, and highlight best practices, and

WHEREAS, beach management includes a host of regulations imposed by the South Carolina Department of Health and Environmental Control’s Office of Ocean and Coastal Resource Management, The Town of Kiawah Island, and the Kiawah Island Architectural Review Board, whose role is related primarily to aesthetic concerns; and

WHEREAS, KICA has worked extensively with these entities over the years to revise and improve these regulations, based on its extensive experience building and rebuilding many boardwalks on a dynamic, ever changing beach, and

WHEREAS, KICA strives to provide its members the most convenient and safe access to the beach through its ownership of 25 boardwalks, along with the land in which they are constructed, it balances that goal with its shared responsibility for beach and dune management, preservation of the beach aesthetic, and responsible utilization of KICA’s financial resources;

NOW THEREFORE BE IT RESOLVED THAT the following policy shall guide the association until such time as a majority of Directors determine otherwise:

- 1) A ramp shall be the preferred option where the dune profile allows it to gently slope to the beach within the space allowed per regulation (currently 10 feet), and be shore perpendicular as required by regulations.
- 2) In locations where a ramp cannot be accommodated as outlined above, stairs shall be an acceptable solution.
- 3) Several areas along KICA's beach shall be designated as "High Density Areas." In these areas, KICA will, if necessary, apply for variances in order to allow for switchbacks or other designs necessary to provide a ramp.
- 4) KICA's boardwalks are private for the use of our members and their guests, and are not open to the general public.
- 5) Upon construction of a Boardwalk, it should be included in the association's reserve schedule for replacement, and should be rebuilt in accordance with that schedule. From time to time, beach accretion may result in a sand footpath between the terminus of the boardwalk and the active beach, which shall be acceptable as long as it complies with regulations that prevent the disturbance of dune vegetation. Just as beach accretion is expected, so are occasional erosional events. Constant modification of the beach boardwalks to mimic changes to the dynamic beach are impractical, imprudent and should be avoided.